

PUBLIC HEARING

The **LOUDOUN COUNTY PLANNING COMMISSION** will hold a public hearing in the **Loudoun County Public Schools Administration Building, 21000 Education Court, Ashburn, VA**, on **WEDNESDAY, MARCH 23, 2011**, at **6:00 p.m.** to consider the following.

CMPT-2010-0008 NEW ROAD SUBSTATION *(Commission Permit)*

Virginia Electric and Power Company (d/b/a Dominion Virginia Power) of Richmond, Virginia, has submitted an application for Commission approval to permit a utility substation, transmission, with associated monitoring equipment in the AR-2 (Agricultural-2) and TR-3UBF (Transitional Residential-3) zoning districts. The property is also located partially within the FOD (Floodplain Overlay District). This application is subject to the Revised 1993 Zoning Ordinance and the proposed use is listed as a Permitted use within the AR-2 zoned portion of the property under Table 2-202 of Section 2-202, subject to the Additional Regulations set forth in Section 5-616, and requires a Commission Permit in accordance with Sections 5-616 and 6-1101. The area of the proposed utility substation is zoned AR-2 and is an approximately 3.3 acre portion of a 21.85 acre parcel that is located approximately 0.3 miles southeastward of the intersection of James Monroe Highway (Route 15) and New Road (Route 600), at 24784 James Monroe Highway, Aldie, Virginia, in the Dulles Election District. The property is more particularly described as Tax Map Number /99//32////FL/ (PIN# 326-15-3712). The area is governed by the policies of the Revised General Plan (Rural Policy Area) which designate this area for rural economy uses and limited residential development.

ZMAP 2008-0017, SPEX 2008-0068, SPEX 2008-0069, SPEX 2008-0070, SPEX 2010-0018, SPEX 2010-0034 & CMPT 2010-0014 STONEWALL SECURE BUSINESS PARK

(Zoning Map Amendment Petition, Special Exceptions & Commission Permit)

Stonewall Creek, LLC of Hamilton, Virginia, has submitted an application to rezone approximately 193.59 acres from the TR-10 (Transitional Residential-10) zoning district to the PD-IP (Planned Development-Industrial Park) zoning district in order to permit the development of a secure business park consisting of up to 4,927,420 square feet of data center and office uses, a water storage tank, a water treatment plant, an indoor firearm range, and a utility substation, transmission, at a maximum Floor Area Ratio (FAR) of 0.4 (up to 0.60 by Special Exception). The Applicant has also submitted applications for special exceptions to permit office, administrative, business and professional, which do not meet the criteria contained in Section 4-503(G) (data center and office uses), an increase in the maximum FAR from 0.40 to 0.60 in the PD-IP zoning district (for data center and office uses), a water storage tank, a water treatment plant, an indoor firearm range, and a utility substation, transmission, and for Commission approval to permit a utility substation, transmission.

These applications are subject to the Revised 1993 Zoning Ordinance, and the proposed office, administrative, business and professional, which do not meet the criteria contained in Section 4-503(G), increase in the maximum FAR, water storage tank, water treatment plant, indoor firearm range, and utility substation, transmission, are permitted by Special Exception under Sections 4-504(A), 4-506(C), 4-504(CC), 4-504(M), 4-504(DD), and 4-504(K) (pursuant to Section 5-616), respectively, and the utility substation, transmission, requires a Commission Permit in accordance with Sections 5-616 and 6-1101. The applicant is also requesting modifications of the Revised 1993 Zoning Ordinance as follows:

§4-502, Size and Location.	To permit a PD-IP district to be located in an area that is not consistent with locations identified in the Comprehensive Plan for industrial use.
§4-506(B), Building Requirements. Building Height.	To permit a maximum building height of 100 feet without the building being set back any distance in addition to the required minimum yard dimensions along the subject property's boundary with the Dulles Greenway (Route 267), and the MR-HI, PD-GI, and other non-residential zoning districts.
§4-507(C), Use Limitations. Screening and Buffering.	To permit a 50-foot buffer along the perimeter of the subject property to screen outdoor storage, areas for collection of refuse, loading areas, and parking from streets and agricultural and residential uses.

The subject property is located partially within the QN (Quarry Notification) Overlay District-Luck Quarry Note Area, partially within the AI (Airport Impact) Overlay District, outside of but within one (1) mile of the Ldn 60 aircraft noise contour for the Leesburg Executive Airport, and partially within the FOD (Floodplain Overlay District). The subject property comprises one parcel containing approximately 94.88 acres, an adjacent parcel containing 53.54 acres, and a 45.17 acre portion of another adjacent parcel, and is located on the east side and east of Sycolin Road (Route 625) and on the south side and south of Cochran Mill Road (Route 653) in the Catoctin Election District. The property is more particularly described as Tax Map Number /60////////41/ (PIN# 193-27-9018), Tax Map Number /60////////39/ (PIN# 194-48-6020), and a portion of Tax Map Number /61////////13/ (PIN# 194-49-8227). The area is governed by the policies of the Revised General Plan (Transition Policy Area (Lower Sycolin Subarea)) which designate this area for residential uses at a base density of 1 dwelling per 10 acres in a clustered pattern with the option to rezone to a density of 1 dwelling per 3 acres in a Rural Village, and for non-residential uses that provide a transition between the Rural and Suburban Policy Areas.

Except as noted in the individual notices above, full and complete copies of the above-referenced amendments, applications, ordinances and/or plans, and related documents may be examined in hard copy at the Loudoun County Department of Building and Development, County Government Center, 1 Harrison Street, S.E., 2nd Floor, Leesburg, Virginia, from 9:00 AM to 4:30 PM, Monday through Friday or call 703-777-0397, or electronically at www.loudoun.gov/lola. This link also provides an additional opportunity for public input on active applications. Additionally, documents may be viewed and downloaded electronically the week before the hearing at www.loudoun.gov/pc. The Planning Commission will conduct a briefing session on the above-referenced application(s); please see the Planning Commission calendar for the exact date and time. For further information, contact the Department of Planning at 703-777-0246.

Citizens are encouraged to call in advance to sign up to speak at the public hearing. If you wish to sign up in advance of the hearing, please call the Department of Planning at 703-777-0246 prior to 12:00 PM on the day of the public hearing. Speakers may also sign up at the hearing. Written comments are welcomed at any time and may be sent to the Loudoun County Planning Commission, 1 Harrison Street, S.E., 3rd Floor, MSC #62, Leesburg, Virginia 20175, or by e-mail to loudounpc@loudoun.gov. If written comments are presented at the hearing, please provide ten (10) copies for distribution to the Commission and the Clerk's records. All members of the public will be heard as to their views pertinent to these matters. Any individual representing and/or proposing to be the sole speaker on behalf of a citizen's organization or civic association is encouraged to contact the Department of Planning prior to the date of the public hearing if special arrangements for additional speaking time and/or audio-visual equipment will be requested. Such an organization representative will be allotted 6 minutes to speak, and the Chairman may grant additional time if the request is made prior to the date of the hearing and the need for additional time is reasonably justified.

Citizens are encouraged to call the Department of Planning on the day of the public hearing to confirm that an item is on the agenda, or, the most current agenda may be viewed on the Planning Commission's website at www.loudoun.gov/pc. If the public hearing is cancelled due to inclement weather, the hearing will be moved to the following Wednesday at the same place and time unless otherwise announced.

Hearing assistance is available for meetings in the Board of Supervisors' Meeting Room. FM Assistive Listening System is available at the meetings at all other locations. If you require any type of reasonable accommodation as a result of a physical, sensory or mental disability to participate in this meeting, contact the Department of Planning at 703-777-0246. Please provide three days' notice.

J. Kevin Ruedisueli, Chairman